

21 Colling Wood Gardens, Malton, North Yorkshire, YO17 7YQ

# **Property Description**

21 Colling Wood Gardens is a detached family home located in one of Malton's most sought-after residential areas.

Upon approach, you will see that the property features a long, block-paved, multi-car driveway leading directly to the integral garage. The home sits on a sizeable plot and boasts a stunning front aspect.

Entering the property, you are immediately greeted by a well-lit, spacious entrance hall, fitted with beautiful wood-effect flooring.

Continue through to the magnificent open-plan lounge and dining area, designed to create a modern living space for the whole family to enjoy.

The bespoke-fitted kitchen has been finished to an exceptional standard, featuring quartz worktops and cream shaker-style base and wall units. A stunning kitchen island provides a luxurious and convenient space for both food preparation and entertaining. The kitchen also benefits from several high-specification integrated appliances.

A ground-floor cloakroom completes the layout on this level.

On the first floor, you will find four double bedrooms and the family bathroom.

The master bedroom is spacious and benefits from fitted wardrobes and an en-suite.

The en-suite bathroom is fitted with both a bath and a shower, offering convenience and private relaxation.

The three additional bedrooms are all double-sized and provide ample space for wardrobes and dressing tables.

The family bathroom has been recently modernised and is beautifully finished. It features stylish floor and wall tiles, a bath, a heated towel rail, and a floating vanity cupboard.

To the rear, there is a fully landscaped enclosed garden, complete with a porcelain-paved patio and a raised decking seating area. The garden is predominantly laid to a mature grass lawn, which has been thoughtfully landscaped into two circular beds. Additionally, well-presented herbaceous borders add to the charm, all enclosed by high fencing for privacy. As a fully detached property, there is also gated access from the rear.

Finally, the garage provides a secure and convenient storage space, featuring a relatively new up-and-over door and equipped with lighting and power sockets.

Don't miss this rare opportunity to own a stunning home in one of Malton's most desirable residential areas.

Call Bespoke Property Agency today to arrange a viewing.









Four double bedrooms (Master with fitted

Ground floor open-plan living spaces

High-specification kitchen

Located in one of Malton's most sought-after residential areas.

Stunning landscaped rear garden



## Location

## 21 Colling Wood Gardens, Malton, North Yorkshire, YO17 7YQ

Malton is a thriving market town, renowned for its excellent primary and secondary schools, countryside walks and local amenities all within short walking distance. The convenience of Malton train station provides commuters with direct railway connections to Scarborough, York, Leeds, Manchester, and Liverpool. Additionally, there is seamless access to the A64, facilitating effortless travel to Scarborough, York, and Leeds.

Malton has been able to overcome many of the struggles faced by other market towns. It has been accredited by many as the 'food capital of the North'. Packed with plenty of popular bars, coffee shops and restaurants, Malton continues to be one of the most sought-after locations to live in North Yorkshire.



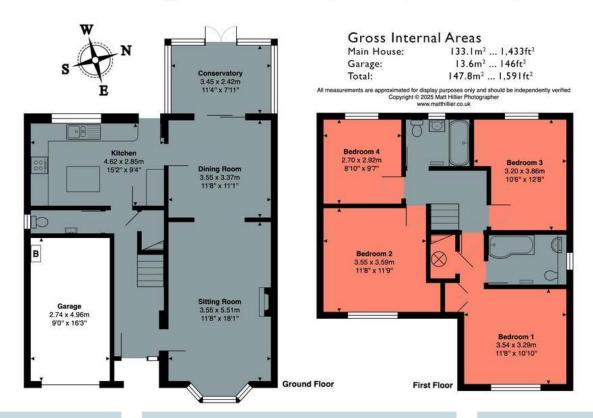
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### 21 Colling Wood Gardens, Malton, YO17 7YQ



#### Entrance Hall

Wood effect laminated flooring, door to front aspect, radiator, staircase to first floor, understairs storage

#### Lounge

5.51 x 3.55 m

Bay window to front aspect, carpet flooring, tv point, gas fire, fire place surround, open plan with dining room

#### Dining Room

3.55 x 3.37 m

Carpet flooring, radiator, sliding door to rear aspect leading to the conservatory, open plan with lounge space

#### Kitcher

2.85 x 4.62 m

Quatrz worktops, cream shaker wall and base kitchen units, radiator, spotlighting, integrated NEFF induction hob, NEFF oven, NEFF microwave, fridge freezer, plumbing for washing machine, wood effect laminate flooring, door to rear aspect, window to rear aspect, kitchen island with quartz worktop and base cupboard space.

#### Garden Room / Conservatory

#### 3 45 x 2 40 m

Tiled floor, french doors to rear aspect, windows to the rear and side aspects, sliding door to the front aspect leading into the dining room.

#### Landing

Carpet flooring, loft hatch access

#### Bedroom One (Master)

3.54 x 3.29 m

Carpet flooring, window to front aspect, radiator, fitted wardrobes, en-suite bathroom

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Carpet flooring, window to front aspect, radiator, fitted wardrobes, en-suite bathroom

#### En-suit

Bath, shower over bath, carpet flooring, tiles walls, W/C, Wash hand basin with fitted cupboard surround, window to side aspect, extractor fan, spotlighting, heated towel rail

#### Bedroom Two

3.55 x 3.59 m

Double in size, laminated flooring, window to front aspect, radiator

#### Bedroom Thre 3.20 x 3.86 m

Double in size, windows to rear aspect, laminated flooring, radiator

#### Bedroom Four

2.70 x 2.92 m

Window to rear aspect, laminated flooring, radiator, currently used as an office space.

#### Family Bathroom

Bath filed walls and floors, extractor fan, heated towel rail, wash hand basin with floating vanity cupboard, window to rear aspect, w/c, spotlighting

#### Rear Garde

Enclosed garden space, landscaped lawn beds, raised decking seating area, paved porcelain patio seating area, flower beds, gated access to the side, and external water outlet.

#### Conservatory / Garden Room

Tiled floor, french doors to rear aspect, windows to the rear and side aspects, sliding door to the front aspect leading into the dining room, underfloor heating

#### Garage & Parking

2.74 x 4.96 m

Integral garage space, power and lighting, up and over door to front aspect, properties combi boiler housed in the garage.

Long block paved driveway leading to the properties integral garage space

#### Additional Information

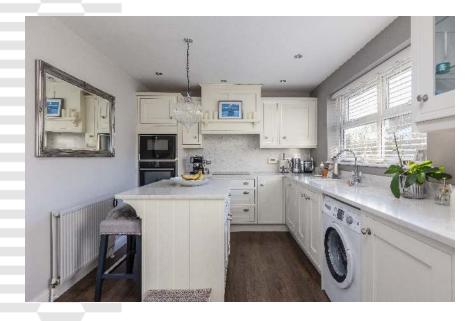
New Ideal Combi Boiler fitted on 04/03/2019 with 4 years remaining warranty.

#### Disclaime

Disclaimer - These particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer.











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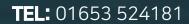


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# Adam Hymas

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